

Senate Bill 9 (SB 9) Community Meeting

September 21, 2022



AGENDA



- California Senate Bill (SB) 9
- Urgency Ordinance 2327
- Permanent Ordinance
- Draft Modifications
- Next Steps
- Public Feedback
- Q & A

CALIFORNIA SENATE BILL (SB) 9



- Legislature passed on September 1, 2021
- Governor Newsom signed into law on September 16, 2021
- SB 9 went into effect on January 1, 2022

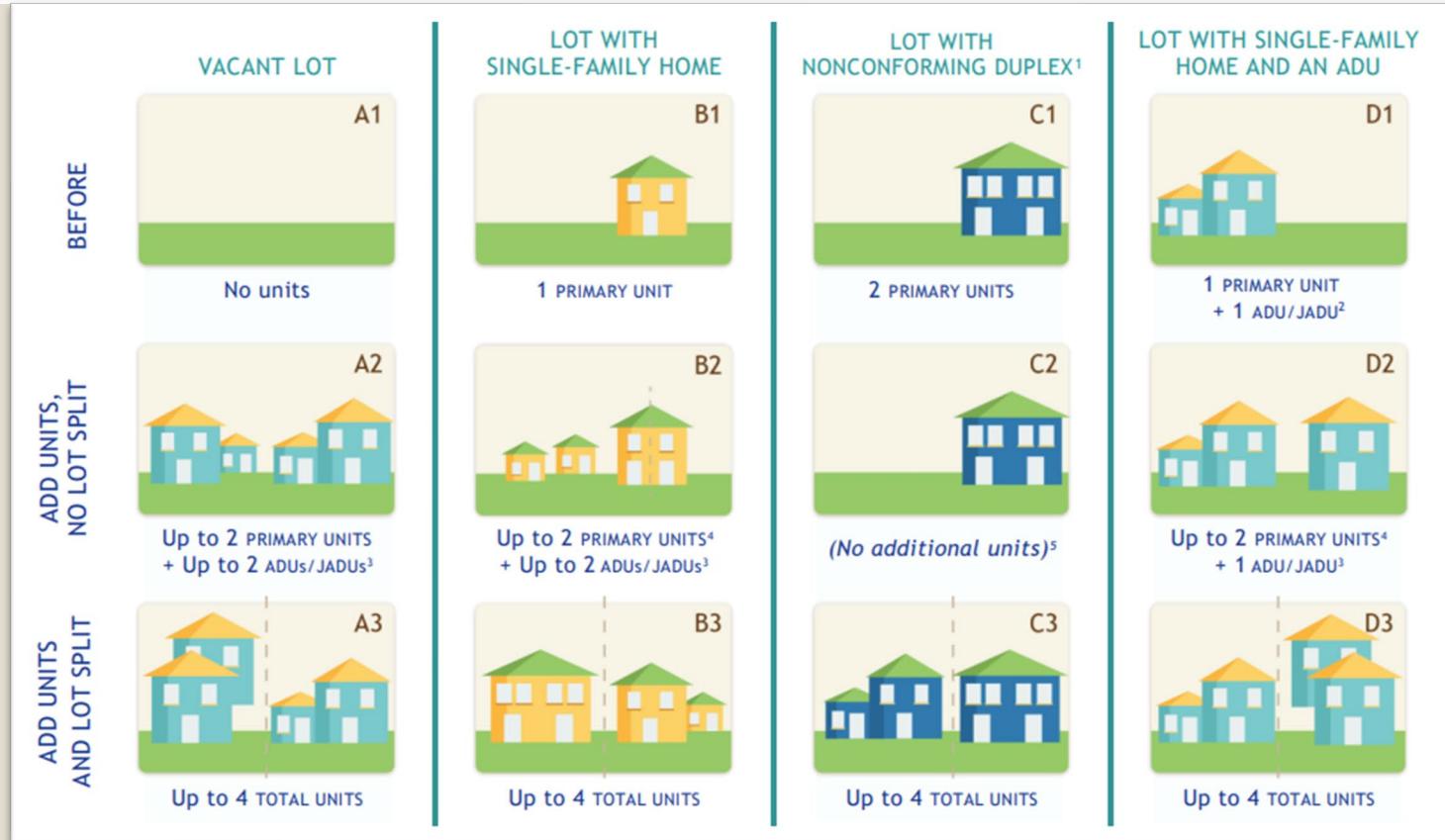
CALIFORNIA SENATE BILL (SB) 9



- **"Two-Unit Housing Development"** – Two homes on an eligible single-family residential parcel (whether the proposal adds up to two new housing units or adds one new unit to one existing unit).
- **"Urban Lot Split"** – A one-time subdivision of an existing single-family residential parcel into two parcels. This would allow up to four units (two units on each parcel).



CALIFORNIA SENATE BILL (SB) 9



USING SB 9 WITHOUT A LOT SPLIT:

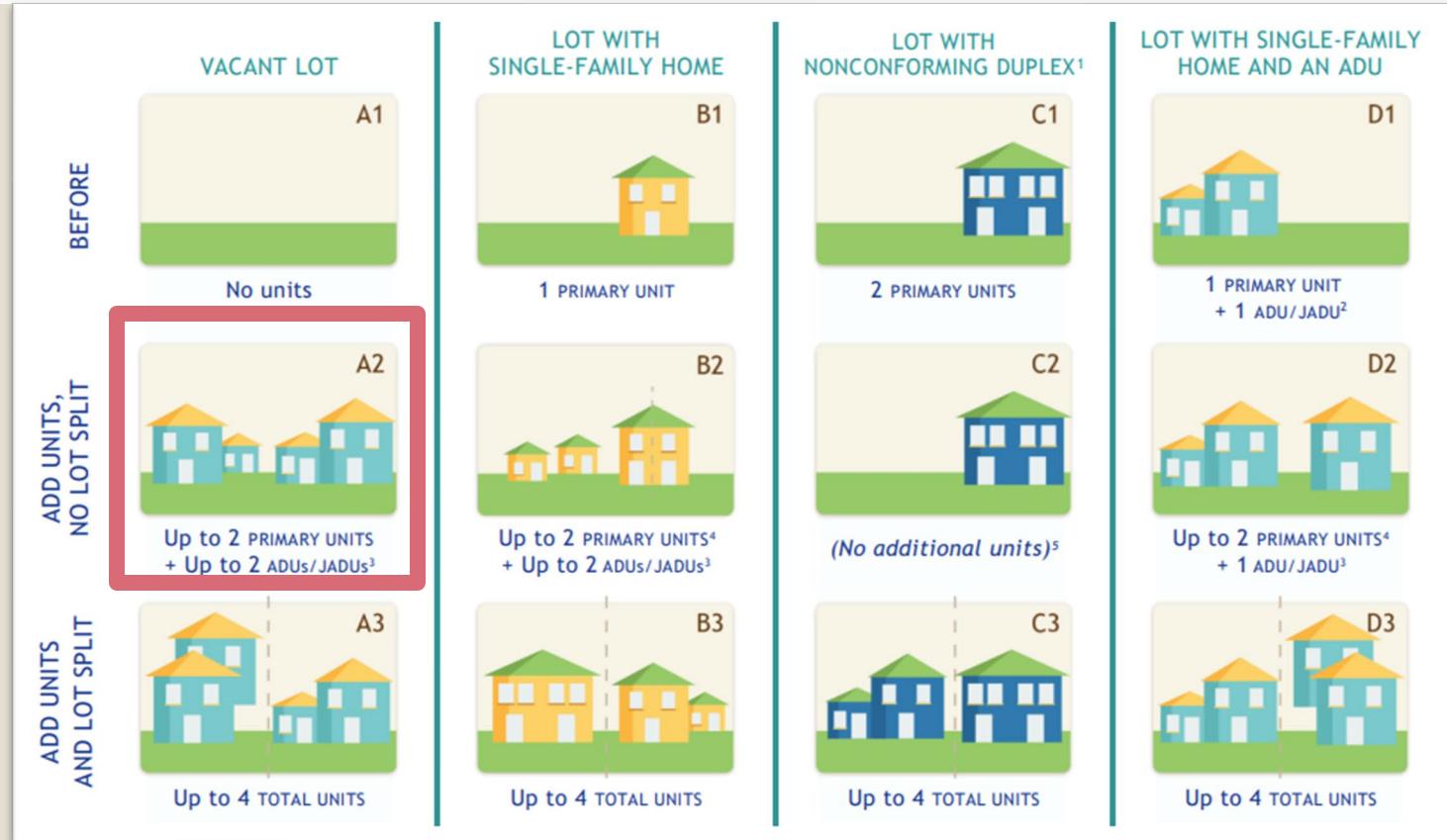
- Without a lot split, SB 9 does not limit the number of ADUs or JADUs (B2, D2) - but other laws might.
- SB 9 *could be interpreted* to allow 2 new units beyond an existing unit (up to 3 units/lot, plus any allowed ADUs/JADUs).

USING SB 9 WITH A LOT SPLIT:

- SB 9 does not require jurisdictions to approve more than 4 units total, including any ADUs/JADUs.



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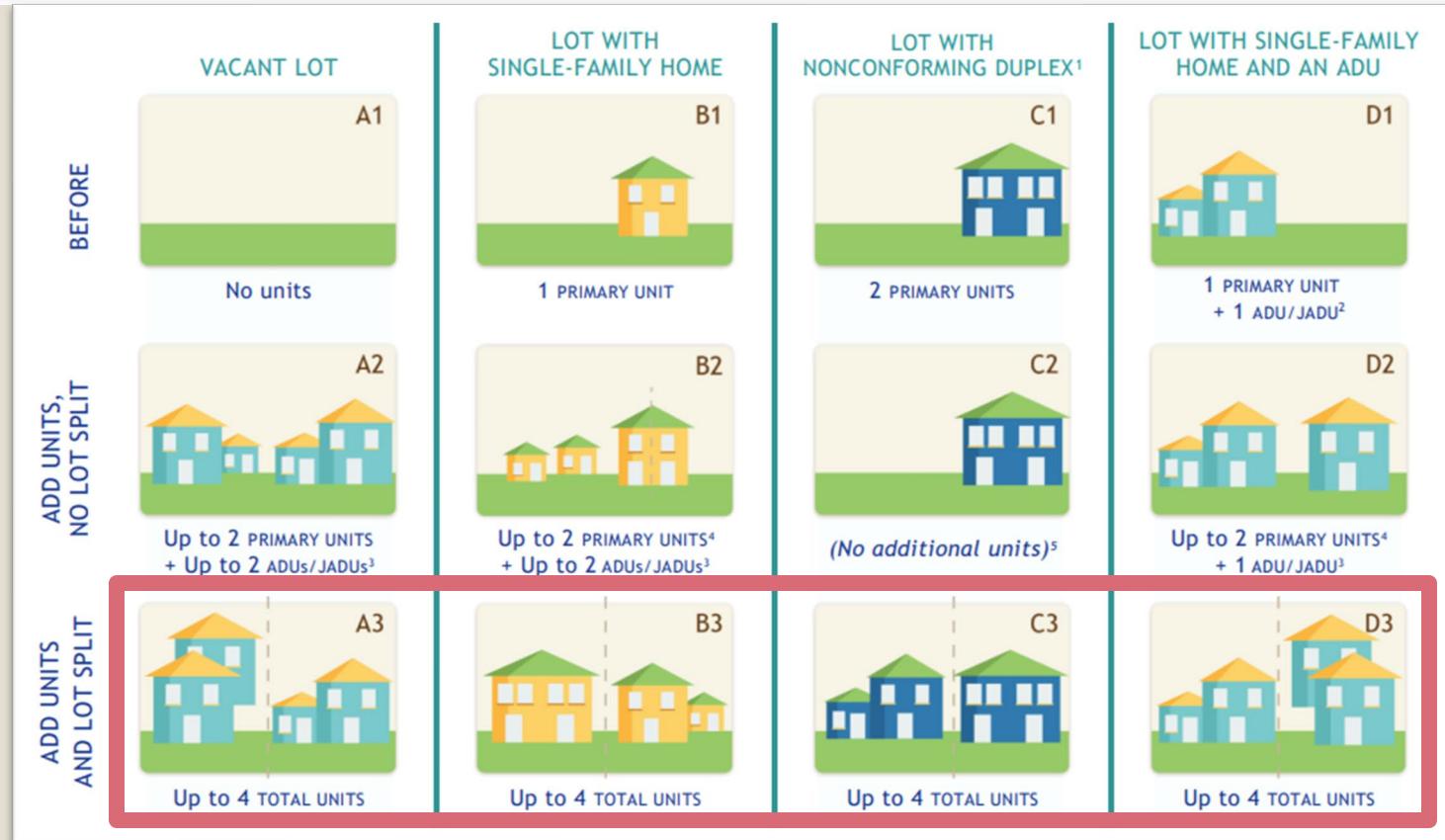
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URGENCY ORDINANCE 2327



- Purpose: to put in place local objective standards prior to effective date of State Law.
- Adopted December 21, 2021
- In effect January 1, 2022
- Extended on February 1, 2022
- Expires end of the year

PERMANENT ORDINANCE / DRAFT MODIFICATIONS



■ Updates to Interim Ordinance
Permanent Ordinance

■ Draft Updates Include:

1. Hillside Residential (HR) zone & standards	5. Number of Units
2. ADUs	6. Legal Parcel
3. Floor Area Ratio	7. Amendments in Response to State Guidance
4. Windows	

NEXT STEPS



- Planning Commission on September 28, 2022
- Town Council in October/November
- Permanent Ordinance to take effect January 1, 2023

PUBLIC FEEDBACK



- HR zones
- Grading limitation
- Fire review
- Windows
- Second-story step-back
- Size limit

Q & A



- Questions?
- Feedback?
- To submit comments:
planning@losgatosca.gov
- For more information:
www.losgatosca.gov/SB9

